

Posey County Overview 2008

Overview

Posey County is a rural farming community that is influenced on the southeastern side by Evansville (particularly Marrs and Robinson Townships). The County is divided into ten Townships. The Wabash River provides the western border of the county and the Ohio River is the southern border. The county seat is Mt. Vernon, which is located on the Ohio River.

Each ratio study is contained on a worksheet in the enclosed Excel spreadsheet. The tabs are self-explanatory. The tab marked "Summary" lists the results of the study on a township basis. There are separate tabs for each of the 7 property classes to be reviewed – residential vacant, residential improved, commercial vacant, commercial improved, industrial vacant, industrial improved and agricultural. All spreadsheets contain the thirteen entries required by 50 IAC 14-5-3 as well as the Median, COD and PRD.

In order to have enough sales for a meaningful analysis, 2005 sales were included in the ratio study. A 2.00% per year (applied by month) time adjustment was applied to the 2005 residential, commercial and industrial sales.

Residential Improved and Vacant Analysis

Due to the limited number of residential vacant sales in several of the townships, like townships were combined. First, the three northern townships, Bethel, Robb and Smith were combined. Next, Center, Harmony and Lynn townships were combined. The third combination was Black and Point townships. Marrs and Robinson townships were studied individually, due to the influence of Evansville.

All of the townships had sufficient residential improved sales to be evaluated on an individual basis. That being said, Bethel was also analyzed with Robb and Point was also analyzed with Black just to insure an accurate assessment due to their minimal improved sales.

The ratio study for the residential improved and vacant sales shows that all Townships meet the State requirements for the Median, COD and PRD.

Commercial Improved and Vacant Analysis

There were only 3 commercial vacant sales. Therefore, an analysis of the commercial land was also completed, to assure that in all cases the land value was equal to or greater than a corresponding residential neighborhood. Any adjustment deemed necessary was applied on an individual neighborhood basis.

Due to the lack of useable sales in any given township and the fact that the county is fairly consistent, the townships were grouped together for the ratio study in the commercial improved category

Commercial Improved and Commercial Vacant Median, COD and PRD fall within the State requirements on a countywide basis.

Industrial Improved and Vacant Analysis

There were no valid industrial vacant land sales in the county. Once again, an analysis similar to the commercial land was completed. Any adjustments deemed necessary were applied on an individual neighborhood basis.

There were only eight industrial improved sales of various property classes occurring in the timeframe. As indicated by the rule “If assessing officials determine that there are insufficient sales of commercial or industrial property in a township or county to determine an annual adjustment factor, the county shall use one (1) or more of the following to derive annual adjustment factors or modify the values of commercial and industrial property . . .” Since there were only 8 sales of various property classes, Marshall and Swift cost analysis was used. Using the Comparative Cost Multipliers and the Indianapolis area along with the 3 building classes most predominate in the county from Marshall & Swift, a cost factor of 1.047 was calculated. This factor was the increase from January 1, 2006 to January 1, 2007. The factor was then applied to all of the industrial building type improvements in the county. An additional year of depreciation was applied to these buildings. The total previous building values were then compared to an updated building value based on the Marshall and Swift factor resulting in the annual adjustment factor of 1.01. This factor was applied to all of the industrial improvements.

With the factor applied to the 8 industrial improved sales, the Industrial Improved meet the State requirements for the Median, COD and PRD.

Agricultural Vacant Ground Analysis

Assessment to Assessment Study

Forty-two Agricultural parcels were randomly selected from various Townships within the County. These parcels were sorted by land type and soil productivity ID. The productivity factor of each entry was then multiplied by 1,200 (Agriculture ground base rate set by State) and then multiplied by the entry acreage. This amount was then divided by the acreage amount to produce a per acre price.

This assessment to assessment analysis shows that entries with the same land type and soil productivity are priced at the same per acre rate.